



DEPARTMENT OF COMMUNITY  
DEVELOPMENT  
PLANNING DIVISION  
TOWN OF WEST HARTFORD  
50 SOUTH MAIN STREET  
WEST HARTFORD, CT 06107-2431  
TEL: 860.561.7555 FAX: 860.561.7504  
[www.westhartfordct.gov](http://www.westhartfordct.gov)

PERMIT APPLICATION FOR INLAND WETLANDS & WATERCOURSES  
ACTIVITY: (check one of the following)

☐ MAP AMENDMENT

☒ REGULATED ACTIVITY

File #: 1073

Date Received: 10.20.17

Street Address of Proposed Activity: 77 Pheasant Hill Drive

Zone: \_\_\_\_\_ Acreage/Lot Area: \_\_\_\_\_ Parcel/Lot#: \_\_\_\_\_

Application Fee: \$170 Surcharge Fee: \$60 Affidavit Fee: \_\_\_\_\_

Applicant's Interest in Property: To construct in-ground swimming pool

Brief Description of Proposed Activity: 22' x 36' in ground swimming pool w/ 4'

high safety fence w/ self-closing + self-latching gate. Concrete patio around pool

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPIH website at <http://www.dph.state.ct.us>)

Robert Leyden + Jessica Leyden  
Record Owner's Name

Juliano's Pools LLC  
Applicant's Name

77 Pheasant Hill Drive  
Street

321 Talcottville Road  
Street

West Hartford CT 06107  
City State Zip

Vernon CT 06066  
City State Zip

860-424-1005  
Telephone #

860-870-1085  
Telephone #

Contact Person: Juliano's Pools, LLC  
Nicole Hancock or Jamie Henrick  
Name

[Signature]  
Applicant's Signature

321 Talcottville Road  
Street

[Signature]  
Signature of Owner/Authorized Agent

Vernon CT 06066  
City State Zip

413-896-3370  
860-870-1085  
Telephone #

Nicole@julianospools.com  
Jamie@julianospools.com  
Email Address



*Connecticut and Massachusetts's Leader in Inground Pool Construction*

*CT Lic# 612-778 • MA Lic# 139-826*

321 Talcottville Road • Vernon, CT 06066 • Tel (860) 870-1085 • Fax (860) 872-6639  
522 Church Street • Hebron, CT 06248 • Tel (860) 530-1780 • Fax (860) 530-1765

October 19<sup>th</sup>, 2017

Town of West Hartford  
Dept. of Community Development – Planning Division  
50 South Main Street  
West Hartford, CT 06107

Subject: Swimming Pool Installation at 77 Pheasant Hill Drive West Hartford, CT 06107

To Whom It May Concern,

Throughout the construction process at 77 Pheasant Hill Drive West Hartford, CT- Julianos's Pools will use the utmost care to ensure there is zero impact to the nearby wetland area. In choosing the location of the pool we considered several different options for placement and positioning of the pool. We concluded that the position of the pool shown in the plans would have the least impact on the regulated area. Placing the pool in this area will require us to take down ZERO trees and would keep the excavation area approximately 129' from the regulated wetlands. Please also take note that four surrounding properties to 77 Pheasant Hill Drive ALL have in-ground swimming pools. The in-ground pool located at 79 Pheasant Hill is approximately 78' from regulated wetlands and the proposed project is well-over 100' from regulated wetlands.

I would like to explain the various phases of the construction process, the safeguards that will be in place to protect the regulated area, and identify what type of equipment will be used for the construction of the Inground swimming pool.

#### **Phase 1 – Excavation**

Prior to the start of any excavation, Julianos's Pools will meet 2002 CT Guidelines for Erosion and Sediment Controls as revised. Julianos's Pools will properly erect silt fence and place hay bales/straw waddles on the downgrade side of excavation to stop any erosion into the wetland area. The silt fence will be carefully toed in and hay bales/straw waddles will be staked into the



[www.JulianosPools.com](http://www.JulianosPools.com)



ground with wooden plow stakes. Juliano's Pools will access the rear property to construct the pool via the driveway and to the left of the home.

Excavation of the pool will be done by Juliano's Pools. We use no subcontractors for excavation so we are able to better control the project and ensure all workers are aware of the wetlands area. A Gehl 802 excavator (See attached specs) will be used during the excavation phase. Juliano's Pools has an in-house mechanic who meticulously goes through the machine, to ensure there are no oil leaks or leaking hydraulic hoses, on a regular basis. This excavator is also equipped with rubber tracks to help reduce the amount of grass that is torn up and eliminates damage to the paved road.

To reduce risk of erosion, all excess material during excavation will be hauled away, not stock piled on-site. In fact, as the pool is being dug the material is loaded directly into a truck without the material ever hitting the ground! This excess material will be hauled away by a tri axle dump truck. We estimate that 100 cubic yards of material will need to be hauled away. In the case of a temporary stock-pile, it will be out of out of the 150' wetlands buffer zone IF we had to use it.

#### **Phase 2 – Wall Erection**

During this phase of construction no equipment will be used. The only vehicle entering the property will be a concrete truck to pour the footing for the pool.

#### **Phase 3 – Electrical Work**

A mini excavator with a 1' wide bucket and rubber tracks will be used to dig the trench for the electrical conduit from the house to the equipment.

#### **Phase 4 – Plumbing**

No equipment will be used during this phase

#### **Phase 5 – Vermiculite Pool Bottom**

A small paddle mixer will be used to mix the vermiculite.

#### **Phase 6 – Liner Installation**

No equipment will be used during this phase

#### **Phase 7 – Pool Backfill**

To backfill the pool we will use a Takeuchi skidsteer. This is a brand new machine and has rubber tracks on it to minimize impact on any areas where it travels. Any sand needed to backfill the pool will be brought in by Tri Axle dump truck and spread immediately, no stock piling of material will be done.

### **Phase 8 – Pool Decking / Fence / Landscaping**

After the pool is backfilled the concrete decking will be poured. For this a concrete truck will once again access the property to pour the concrete.

Once the concrete is completed we will come back to fine grade the yard. To do this grading we will bring in the Takeuchi skidsteer again. During this phase we will also be spreading topsoil. Once topsoil is spread we will immediately put down seed to start to get the lawn back. The silt fence and hay bales will stay in place until grass is established.

The fence will be installed once the grading is done so it can be set to the proper height.

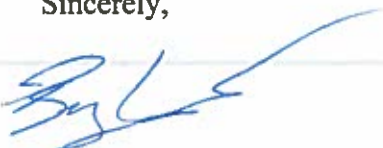
### **Phase 9 – Pool Operation/Maintenance**

To help ensure there is no negative impact on the regulated area, we will be installing a cartridge filter onto the pool. This type of filter requires no backwashing so there isn't a chance for pool water to reach the wetland area. We also own water trucks and can haul away water in the fall when we pump approximately 6" of water out of the pool for winterization. This water can be repurposed and put into other new swimming pools.

In conclusion, Juliano's Pools will exercise a tremendous amount of care to ensure that there is no negative impact to the regulated area throughout the construction process. The biggest reason we can ensure this is that we un-precedently haul away ALL material leaving only a virgin ground hole. We have been installing inground pools for 20 years with many of them being within the regulated wetlands area. I estimate that we have successfully sought over 100 permits with similar or greater wetland intrusion in Hartford, Tolland, Windham, Middlesex, New Haven, and Litchfield counties. The jobs were executed professionally and flawlessly.

If you have any questions please feel free to contact Brian Juliano (Owner/Founder) on his personal cell phone day or night at (860) 729-6869 or me at (860) 870-1085.

Sincerely,



Bryan Cormier  
Project Manager

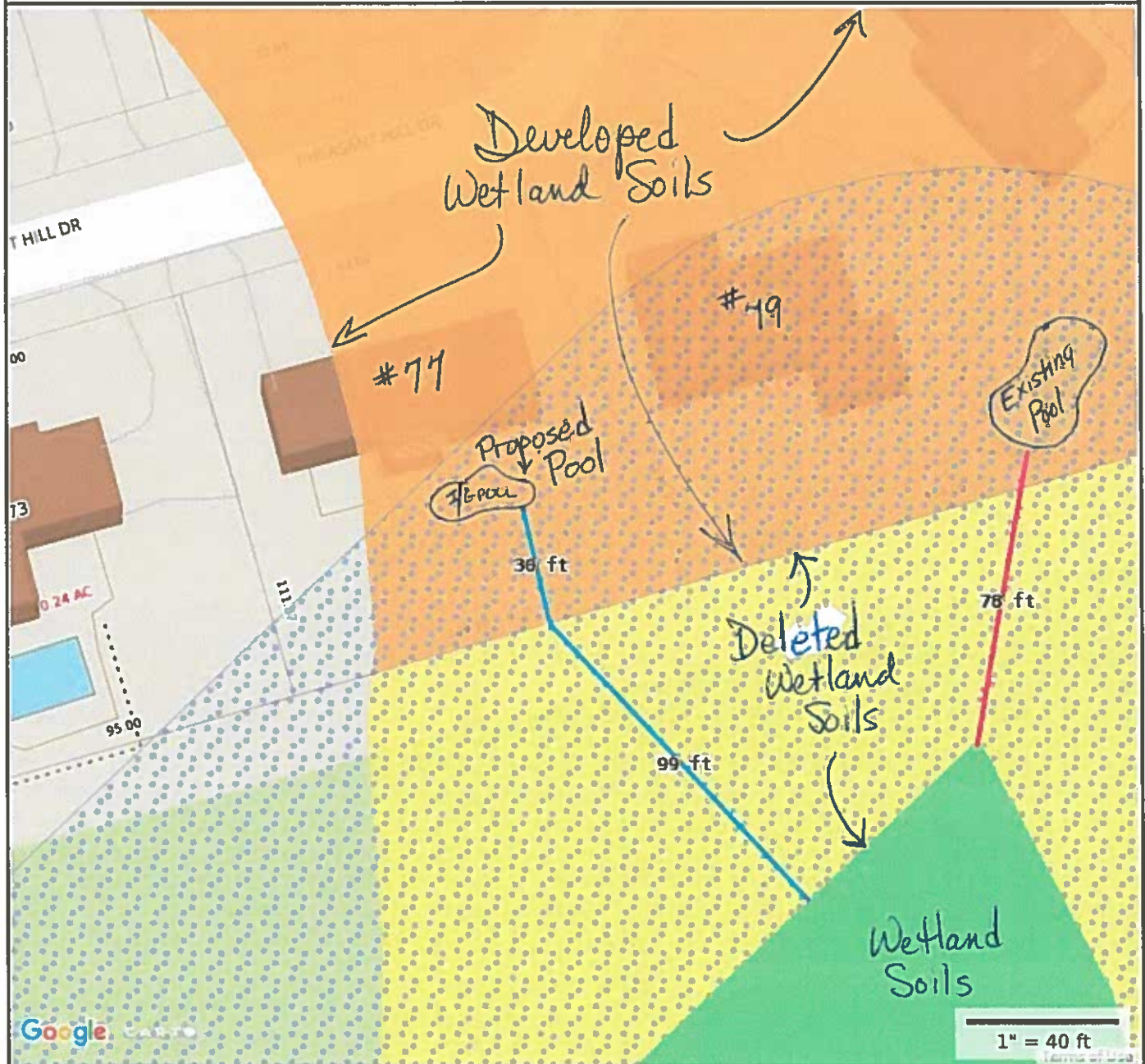


**CONSTRUCTION ACCESS TO THE BACKYARD – 77 PHEASANT HILL DRIVE**





# 77 PHEASANT HILL



## Property Information

Property ID 5095 1 245 0001  
 Location 245 SOUTH MAIN STREET  
 Owner LYMAN MATTHEW + SARAH



## MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

Town of West Hartford, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 5/1/2016  
 Properties updated Daily

Proposed pool would be ~129' from Wetlands.  
 Please note #77 Pheasant Hill has an in-ground pool 78' from Wetlands.

72.00

93.00

PHEASANT HILL DR

95.00

83.00

Developed wetland Soils

77

79

73

95.00

111.87

109.10

113.77

150

Regulated Area

Deleted Wetland Soils

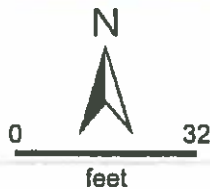
Wetland Soils

D=89°34'08"

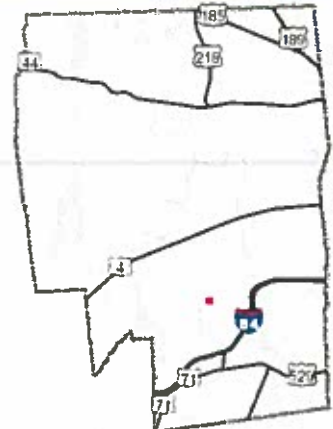
L=52.21

78

Location 77 PHEASANT HILL DRIVE  
Property ID 4231177 0001  
Owner LEYDEN, JESSICA A  
Zone R-10  
Book/Page 4808 / 441



This data set/map is for planning purposes only and should not be used for larger scale analysis. The Town of West Hartford shall not be held liable for any use of the data or images shown on this map, nor is any warranty of accuracy expressed. All uses of this data set/map are subject to field verification.





Tri Axle dump truck used to haul fill off site



Takeuchi skidsteer used to backfill pool and final grade yard



Mini Excavator will be used for trenching for electrical conduit



Gehl Excavator used for excavation of swimming pool

**77 PHEASANT HILL DRIVE BACKYARD AND PROPOSED POOL LOCATION**



## CERTIFICATION OF COMPLIANCE

Contains: **WG1048E** or **WG1048EW** Description: **8" Round Suction Outlet Cover**  
Ratings: Floor: 125 GPM Wall: 72 GPM Open Area: 8.1 sq-in  
Certified to Comply with Section 1404 of the Virginia Graeme Baker Act (VGB) Pool & Spa Safety Act  
Test Results can be obtained from: [www.Haywardnet.com](http://www.Haywardnet.com) and/or <http://www.nsf.org/Certified/Pool>

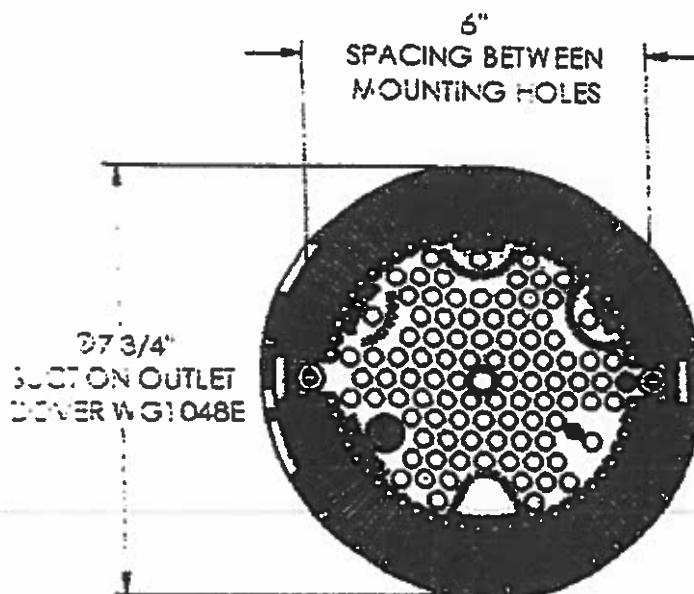
Manufactured: After December 20, 2008, by Hayward Pool Products in Jiangsu Province, China and Clemmons, NC Divisions of Hayward Industries, Inc. 620 Division Street, Elizabeth, NJ 07207, Phone 908-355-7995

Date of Mfr: The Lot Number shown on the product label contains the Year & Month of manufacture. The first number represents the year (ex 8 = 2008) and the second character the month (A=Jan, B=Feb, H=Aug, I is skipped, J=Sep, etc)

Tested to ANSI/ASME 112.19.8-2007 (addendum 8a-2008) per Section 1404 of the Virginia Graeme Baker Act (VGB) Pool & Spa Safety Act. Certified by NSF International, 789 N. Dixboro, Road, Ann Arbor, MI. 48105 1(800)-NSF-MARK.

Date of Installation: \_\_\_\_\_

ISWG1048COC Rev B



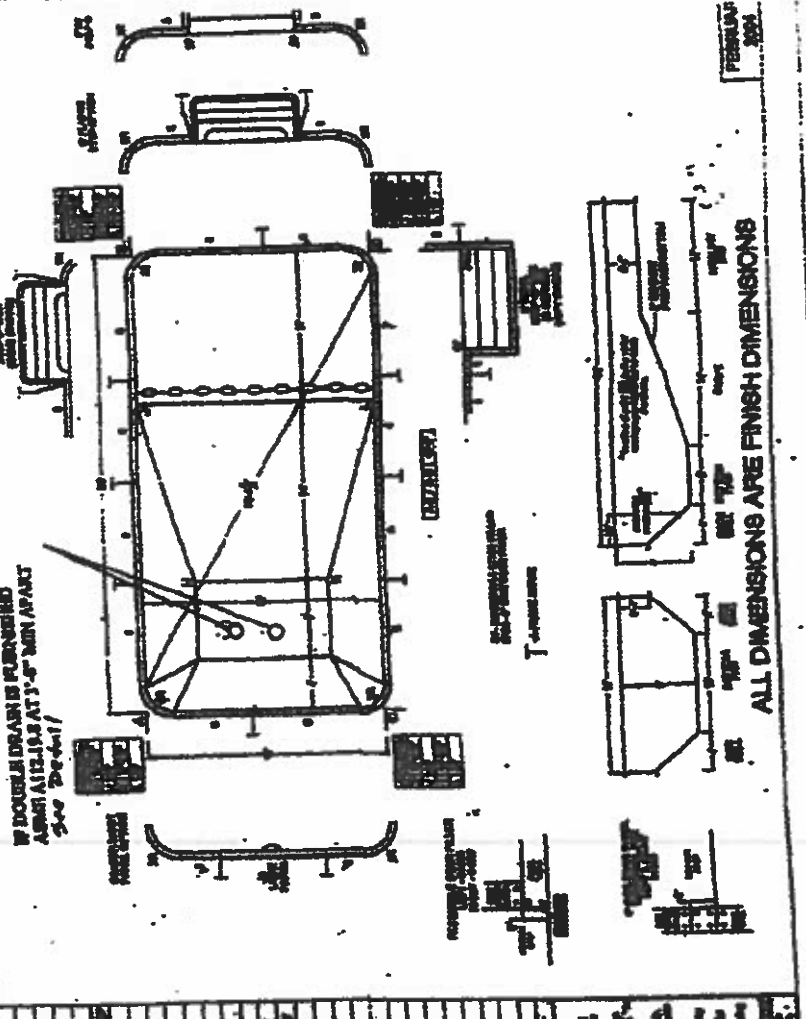
### USED ON FOLLOWING SERIES:

WG1030AVPAK2	SP1030AVPAK2
WG1048AVPAK2	SP1048AVPAK2
WG1049AVPAK2	SP1049AVPAK2
WG1051AVPAK2	SP1051AVPAK2
WG1052AVPAK2	SP1052AVPAK2
WG1053AVPAK2	SP1053AVPAK2
WG1054AVPAK2	SP1054AVPAK2
WG1153AVPAK2	SP1153AVPAK2
WG1154AVPAK2	SP1154AVPAK2

**2000/2050 SERIES • 2' RADIUS RECTANGLE • 18' x 36'**

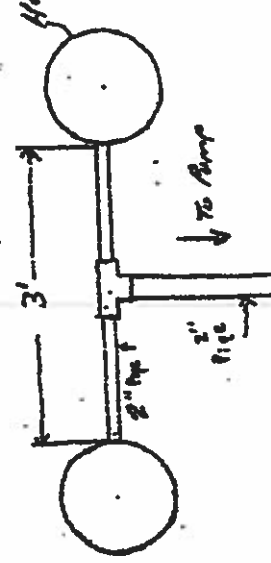
119 *Chassis*

ITEM	DESCRIPTION	QTY	UNIT
1	2" SCH 40 PVC PIPE	1	100'
2	2" SCH 40 PVC ELBOW	1	100'
3	2" SCH 40 PVC TEE	1	100'
4	2" SCH 40 PVC CAP	1	100'
5	2" SCH 40 PVC FLANGE	1	100'
6	2" SCH 40 PVC GASKET	1	100'
7	2" SCH 40 PVC NUT	1	100'
8	2" SCH 40 PVC BOLT	1	100'
9	2" SCH 40 PVC WELD	1	100'
10	2" SCH 40 PVC GLUE	1	100'
11	2" SCH 40 PVC FITTING	1	100'
12	2" SCH 40 PVC JOINT	1	100'
13	2" SCH 40 PVC END	1	100'
14	2" SCH 40 PVC BRACKET	1	100'
15	2" SCH 40 PVC HANGER	1	100'
16	2" SCH 40 PVC CLAMP	1	100'
17	2" SCH 40 PVC RING	1	100'
18	2" SCH 40 PVC BAND	1	100'
19	2" SCH 40 PVC STRAP	1	100'
20	2" SCH 40 PVC CHAIN	1	100'
21	2" SCH 40 PVC CABLE	1	100'
22	2" SCH 40 PVC ROPING	1	100'
23	2" SCH 40 PVC NETTING	1	100'
24	2" SCH 40 PVC FIBERGLASS	1	100'
25	2" SCH 40 PVC CARBON	1	100'
26	2" SCH 40 PVC Kevlar	1	100'
27	2" SCH 40 PVC Nylon	1	100'
28	2" SCH 40 PVC Polyester	1	100'
29	2" SCH 40 PVC Acrylic	1	100'
30	2" SCH 40 PVC Latex	1	100'
31	2" SCH 40 PVC Rubber	1	100'
32	2" SCH 40 PVC Foam	1	100'
33	2" SCH 40 PVC Wax	1	100'
34	2" SCH 40 PVC Grease	1	100'
35	2" SCH 40 PVC Oil	1	100'
36	2" SCH 40 PVC Solvent	1	100'
37	2" SCH 40 PVC Acid	1	100'
38	2" SCH 40 PVC Base	1	100'
39	2" SCH 40 PVC Salt	1	100'
40	2" SCH 40 PVC Sugar	1	100'
41	2" SCH 40 PVC Honey	1	100'
42	2" SCH 40 PVC Butter	1	100'
43	2" SCH 40 PVC Cheese	1	100'
44	2" SCH 40 PVC Meat	1	100'
45	2" SCH 40 PVC Fish	1	100'
46	2" SCH 40 PVC Eggs	1	100'
47	2" SCH 40 PVC Milk	1	100'
48	2" SCH 40 PVC Cream	1	100'
49	2" SCH 40 PVC Yogurt	1	100'
50	2" SCH 40 PVC Ice Cream	1	100'
51	2" SCH 40 PVC Candy	1	100'
52	2" SCH 40 PVC Chocolate	1	100'
53	2" SCH 40 PVC Vanilla	1	100'
54	2" SCH 40 PVC Strawberry	1	100'
55	2" SCH 40 PVC Lemon	1	100'
56	2" SCH 40 PVC Orange	1	100'
57	2" SCH 40 PVC Lime	1	100'
58	2" SCH 40 PVC Grapefruit	1	100'
59	2" SCH 40 PVC Pineapple	1	100'
60	2" SCH 40 PVC Watermelon	1	100'
61	2" SCH 40 PVC Cantaloupe	1	100'
62	2" SCH 40 PVC Honeydew	1	100'
63	2" SCH 40 PVC Kiwi	1	100'
64	2" SCH 40 PVC Mango	1	100'
65	2" SCH 40 PVC Peach	1	100'
66	2" SCH 40 PVC Apple	1	100'
67	2" SCH 40 PVC Pear	1	100'
68	2" SCH 40 PVC Cherry	1	100'
69	2" SCH 40 PVC Plum	1	100'
70	2" SCH 40 PVC Apricot	1	100'
71	2" SCH 40 PVC Nectarine	1	100'
72	2" SCH 40 PVC Peach	1	100'
73	2" SCH 40 PVC Plum	1	100'
74	2" SCH 40 PVC Cherry	1	100'
75	2" SCH 40 PVC Apricot	1	100'
76	2" SCH 40 PVC Nectarine	1	100'
77	2" SCH 40 PVC Peach	1	100'
78	2" SCH 40 PVC Plum	1	100'
79	2" SCH 40 PVC Cherry	1	100'
80	2" SCH 40 PVC Apricot	1	100'
81	2" SCH 40 PVC Nectarine	1	100'
82	2" SCH 40 PVC Peach	1	100'
83	2" SCH 40 PVC Plum	1	100'
84	2" SCH 40 PVC Cherry	1	100'
85	2" SCH 40 PVC Apricot	1	100'
86	2" SCH 40 PVC Nectarine	1	100'
87	2" SCH 40 PVC Peach	1	100'
88	2" SCH 40 PVC Plum	1	100'
89	2" SCH 40 PVC Cherry	1	100'
90	2" SCH 40 PVC Apricot	1	100'
91	2" SCH 40 PVC Nectarine	1	100'
92	2" SCH 40 PVC Peach	1	100'
93	2" SCH 40 PVC Plum	1	100'
94	2" SCH 40 PVC Cherry	1	100'
95	2" SCH 40 PVC Apricot	1	100'
96	2" SCH 40 PVC Nectarine	1	100'
97	2" SCH 40 PVC Peach	1	100'
98	2" SCH 40 PVC Plum	1	100'
99	2" SCH 40 PVC Cherry	1	100'
100	2" SCH 40 PVC Apricot	1	100'



Main Drains/Suction Piping

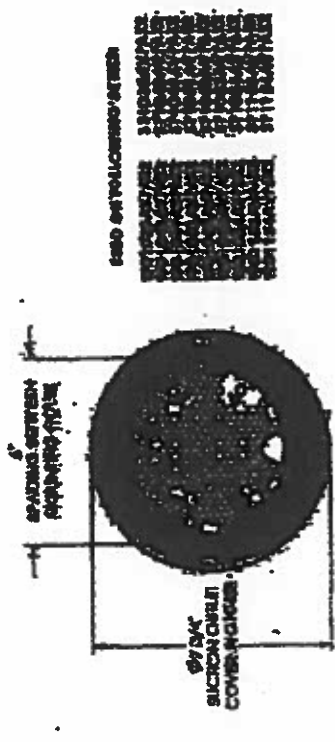
DETAIL



STANDARD NOTES:  
 1 USE 2" SCHEDULE 40 PVC PIPE FOR MAIN DRAIN OR SUCTION OUTLET LINES  
 2 THE FLOOR DRAIN MEETS THE REQUIREMENTS OF ANSI A112.18.3-2007 FOR ANTI-HAIR AND BODY ENTRAPMENT AND ANSIS 7-2005 STANDARD  
 3 THE DRAINAGE WELL SUPPLEMENT CONTRACTORS DRAINAGE ON FILE

**CERTIFICATION OF COMPLIANCE**

Complies with: WPC1000000W Discharge: 1" Round Suction Outlet Cover  
 Ratings: Floor: 125 GPM Wet: 25 GPM Open Area: All metal  
 Certified to: Comply with Section 1404 of the Virginia Clean Water Act (VCE) and 1404 of the Virginia  
 Test Results can be obtained from: Hayward Industries, Inc. 600 Division Street, Elizabeth, NJ 07208, Phone 908-285-7000  
 Manufacturer: After December 24, 2004, by Hayward Pool Products in Hayward, California, and  
 Hayward Industries, Inc. 600 Division Street, Elizabeth, NJ 07208, Phone 908-285-7000  
 Date of Mfg: The Lot Number shown on the product label contains the Year & Month of manufacture. The  
 first number represents the year (for 8 - 2008) and the second number the month (for 12 - Dec, 01 - Jan, 02 - Feb, 03 - Mar, 04 - Apr, 05 - May, 06 - Jun, 07 - Jul, 08 - Aug, 09 - Sep, 10 - Oct, 11 - Nov, 12 - Dec)  
 Tested to: ANSI/APSP 112.18.3-2007 (Addendum 8-2008) per Section 1404 of the Virginia Clean Water  
 Act (VCE) and 1404 of the Virginia Clean Water Act. Certified by NSF International, 780 N. Dixboro Road, Ann Arbor, MI  
 48106 (936) 332-1616  
 Date of Installation: \_\_\_\_\_



JAMES A. MARR, JR.  
 Professional Engineer  
 State of Connecticut  
 License No. 10000  
 Date of License: 12/01/00  
 Date of Expiration: 12/01/08



## Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete - print clearly - and mail this form in accordance with the instructions on pages 2 and 3 to  
Wetlands Management Section, Inland Water Resources Division, CT DEEP, 79 Elm Street - 3<sup>rd</sup> Floor, Hartford, CT 06106

### PART I: To Be Completed By the Municipal Inland Wetlands Agency Only

- DATE ACTION WAS TAKEN (enter one year and month): Year \_\_\_\_\_ Month \_\_\_\_\_
- ACTION TAKEN (enter one code letter): \_\_\_\_\_
- WAS A PUBLIC HEARING HELD (check one)? Yes \_\_\_\_\_ No \_\_\_\_\_
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(type name) \_\_\_\_\_ (signature) \_\_\_\_\_

### PART II: To Be Completed By the Municipal Inland Wetlands Agency or the Applicant

- TOWN IN WHICH THE ACTION IS OCCURRING (type name): West Hartford  
Does this project cross municipal boundaries (check one)? Yes \_\_\_\_\_ No ☒  
If Yes, list the other town(s) in which the action is occurring (type name(s)): \_\_\_\_\_
- LOCATION (see directions for website information): USGS Quad Map Name: \_\_\_\_\_ or Quad Number: 36  
Subregional Drainage Basin Number: \_\_\_\_\_
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): Juliano's Pools, LLC
- NAME & ADDRESS/LOCATION OF PROJECT SITE (type information): 77 Pheasant Hill Drive, West Hartford  
Briefly describe the action/project/activity (check and type information): Temporary \_\_\_\_\_ Permanent ☒ Leyden Residence  
Description: 22' x 36' in ground swimming pool w/ 4' high safety fence w/ self-closing and self-latching gate. concrete patio around pool.
- ACTIVITY PURPOSE CODE (enter one code letter): A
- ACTIVITY TYPE CODE(S) (enter up to four code numbers): 1 2 \_\_\_\_\_
- WETLAND / WATERCOURSE AREA ALTERED (type in acres or linear feet as indicated):  
Wetlands: 0 acres Open Water Body: 0 acres Stream: 0 linear feet
- UPLAND AREA ALTERED (type in acres as indicated): 0 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type in acres as indicated): 0 acres

DATE RECEIVED:

PART III: To Be Completed By the DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO